

Multifamily GreenPoint Checklist



The GreenPoint Rated checklist tracks green features incorporated into the home. The recommended minimum requirements for a green home are: Earn a total of 50 points or more; obtain the following minimum points per category: Community (6), Energy (30), Indoor Air Quality/Health (5), Resources (6), and Water (3); and meet the prerequisites B.1.a (50% construction waste diversion), A.8 (exceed Title 24 requirements by 15%), C.10.a (3-year subcontractor guarantee and 20-year manufacturer warranty for shingle roofing), and F.1 (incorporate Green Points checklist in blueprints).

Build It Green is a non-profit organization providing the GreenPoint Rated program as a public service. Build It Green encourages local governments to leverage program resources to support voluntary, market-based programs and strategies.

The green building practices listed below are described in greater detail in the Multifamily Green Building Guidelines, available at www.builditgreen.org/greenpoint-rated/guidelines

Current Point Total	0
<div></div>	<div></div>
<div></div>	<div></div>
<div></div>	<div></div>
<div></div>	<div></div>

Enter Total Conditioned Floor Area of the Project:

Enter Total Non-Residential Floor Area of Project:

Percent of Project Dedicated to Residential Use

10,000
100%

ENTER PROJECT NAME	Community	Energy	IAQ/Health	Resources	Water
A. PLANNING & DESIGN	Possible Points				
1. Infill Sites					
<input type="checkbox"/> a. Project is Located Within an Urban Growth Boundary & Avoids Environmentally Sensitive Sites	1				
<input type="checkbox"/> b. Project Includes the Redevelopment of At Least One Existing Building				1	
0 <input type="checkbox"/> c. Housing Density of 15 Units Per Acre or More (1 pt for every 5 u/a) <i>Enter Project Density Number (In Units Per Acre)</i>	10				
<input type="checkbox"/> d. Locate Within Existing Community that has Sewer Line & Utilities in Place	1				
<input type="checkbox"/> e. Project Redevelops a Brownfield Site or is Designated a Redevelopment Area by a City	1				
f. Site has Pedestrian Access Within ½ Mile to Neighborhood Services (1 Pt for 5 Or More, 2 Pts for 10 Or More):					
<input type="checkbox"/> 1) Bank <input type="checkbox"/> 4) Day Care <input type="checkbox"/> 7) Hair Care <input type="checkbox"/> 10) Library <input type="checkbox"/> 13) Public Park <input type="checkbox"/> 16) Restaurant <input type="checkbox"/> 19) Commercial Office <input type="checkbox"/> 22) Convenience Store Where Meat & Produce are Sold.	<input checked="" type="checkbox"/> 2) Place of Worship <input checked="" type="checkbox"/> 5) Cleaners <input checked="" type="checkbox"/> 8) Hardware <input type="checkbox"/> 11) Medical/Dental <input type="checkbox"/> 14) Pharmacy <input type="checkbox"/> 17) School <input type="checkbox"/> 20) Community Center	<input type="checkbox"/> 3) Full Scale Grocery/Supermarket <input type="checkbox"/> 6) Fire Station <input type="checkbox"/> 9) Laundry <input type="checkbox"/> 12) Senior Care Facility <input type="checkbox"/> 15) Post Office <input type="checkbox"/> 18) After School Programs <input type="checkbox"/> 21) Theater/Entertainment	2		
g. Proximity to Public Transit					
Development is Located Within:					
<input type="checkbox"/> 1/4 Mile of One Planned or Current Bus Line Stop	1				
<input type="checkbox"/> 1/4 Mile of Two or More Planned or Current Bus Line Stops	1				
<input type="checkbox"/> 1/2 Mile of a Commuter Train/Light Rail Transit System	1				
h. Reduced Parking Capacity:					
<input type="checkbox"/> Less than 1.5 Parking Spaces Per Unit	1				
<input type="checkbox"/> Less than 1.0 Parking Spaces Per Unit	1				
2. Mixed-Use Developments					
<input type="checkbox"/> a. At least 2% of Development Floorspace Supports Mixed Use (Non-Residential Tenants)	1				
<input type="checkbox"/> b. Half of Above Non-Residential Floorspace is Dedicated to Neighborhood Services	1				
3. Building Placement & Orientation					
<input type="checkbox"/> a. Protect Soil & Existing Plants & Trees	1				
4. Design for Walking & Bicycling					
<input type="checkbox"/> a. Sidewalks Are Physically Separated from Roadways & Are 5 Feet Wide	1				
<input type="checkbox"/> b. Traffic Calming Strategies Are Installed by the Developer	1				
<input type="checkbox"/> c. Provide Dedicated, Covered & Secure Bicycle Storage for 15% of Residents	1				
<input type="checkbox"/> d. Provide Secure Bicycle Storage for 5% of Non-Residential Tenant Employees & Visitors	1				
5. Social Gathering Places					
<input type="checkbox"/> a. Outdoor Gathering Places for Residents (Average of 50 sf Per Unit Or More)	1				
<input type="checkbox"/> b. Outdoor Gathering Places Provide Natural Elements (<i>For compact sites only</i>)	1				
6. Design for Safety and Natural Surveillance					
<input type="checkbox"/> a. All Main Entrances to the Building and Site are Prominent and Visible from the Street	1				
<input type="checkbox"/> b. Residence Entries Have Views to Callers (Windows or Double Peep Holes) & Can Be Seen By Neighbors	1				

ENTER PROJECT NAME

Community

Energy

IAQ/Health

Resources

Water

7. Landscaping

☐ Check here if the landscape area is <10% of the total site area. Projects with <10% landscape area can only check up to 3 boxes in this section.

<input type="checkbox"/>	a. No Plant Species will Require Shearing				1	
<input type="checkbox"/>	b. No plantings are Listed on the Invasive Plant Inventory by the California Invasive Plant Council				1	
<input type="checkbox"/>	c. Specify Drought-tolerant California Natives, Mediterranean or Other Appropriate Species					1
	d. Create Drought Resistant Soils:					
<input type="checkbox"/>	i. Mulch All Planting Beds to a Depth of 2 Inches or Greater as Per Local Ordinance					1
<input type="checkbox"/>	ii. Amend with 1 Inch of Compost or as per Soil Analysis to Reach 3.5% Soil Organic Matter					1
	e. Design & Install High-Efficiency Irrigation System					
<input type="checkbox"/>	i. Specify Smart (Weather-Based) Irrigation Controllers					1
<input type="checkbox"/>	ii. Specify Drip, Bubblers or Low-Flow Sprinklers for All Non Turf Landscape Areas					1
<input type="checkbox"/>	f. Group Plants by Water Needs (Hydrozones) in Planting Plans & Identify Hydrozones on Irrigation Plans					1
	g. Minimize Turf in Landscape Installed by Builder					
<input type="checkbox"/>	i. Do Not Specify Turf on Slopes Exceeding 10% or in Areas Less Than 8 Feet Wide					1
<input type="checkbox"/>	ii. Less Than 33% of All Landscaped Area is Specified as Turf AND All Turf has Water Requirement <= To Tall Fescue					1

8. Building Performance Exceeds Title 24 by at least 15%-Required

Enter the Percent Above the 2005 Version of Title 24 for Residential and Non-Residential Portions of the Project.

0%	a. Residences: 2 Points for Every 1% Above 2005 T24		0			
0%	b. Non-Residential Spaces: 2 Points for Every 1% Above 2005 T24					

9. Cool Site

<input type="checkbox"/>	a. At least 30% of the Site Includes Cool Site Techniques	1				
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10. Adaptable Buildings

	a. Include Universal Design Principles in Units					
<input type="checkbox"/>	50% of Units	1				
<input type="checkbox"/>	80% of Units	1				
<input type="checkbox"/>	b. Live/Work Units Include A Dedicated Commercial Entrance	1				

11. Affordability

	a. A Percentage of Units are Dedicated to Households Making 80% or Less of AMI					
<input type="checkbox"/>	10% of All Units	1				
<input type="checkbox"/>	20%	1				
<input type="checkbox"/>	30%	1				
<input type="checkbox"/>	50% or More	1				
<input type="checkbox"/>	b. Development Includes Multiple Bedroom Units (At least 1 Unit with 3BR or More at or Less Than 80% AMI)	2				

B. SITEWORK

Possible Points

1. Construction & Demolition Waste Management

Divert a Portion of all Construction & Demolition Waste:

<input type="checkbox"/>	a. Required: Divert 50%				R	
<input type="checkbox"/>	b. Divert 65%				2	
<input type="checkbox"/>	c. Divert 80% or more				2	

2. Construction Material Efficiencies

<input type="checkbox"/>	a. Lumber is Delivered Pre-Cut from Supplier (80% or More of Total Board Feet)				1	
	b. Components of the Project Are Pre-Assembled Off-Site & Delivered to the Project					
<input type="checkbox"/>	25% of Total Square Footage				2	
<input type="checkbox"/>	50% of Total Square Footage				2	
<input type="checkbox"/>	75% of Total Square Footage or More				2	

3. Construction Indoor Air Quality (IAQ) Management Plan

<input type="checkbox"/>	a. An IAQ Management Plan is Written & Followed for the Project			2		
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C. STRUCTURE

Possible Points

1. Recycled Aggregate

<input type="checkbox"/>	a. Minimum 25% Recycled Aggregate (Crushed Concrete) for Fill, Backfill & Other Uses				1	
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2. Recycled Flyash in Concrete

	a. Flyash or Slag is Used to Displace a Portion of Portland Cement in Concrete					
<input type="checkbox"/>	20%				1	
<input type="checkbox"/>	30% or More				1	

ENTER PROJECT NAME

Community	Energy	IAQ/Health	Resources	Water
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3. FSC-Certified Wood for Framing Lumber

a. FSC-Certified Wood for a Percentage of All Dimensional Studs:

<input type="checkbox"/>	40%				2	
<input type="checkbox"/>	70%				2	
b. FSC-Certified Panel Products for a Percentage of All Sheathing (OSB & Plywood):						
<input type="checkbox"/>	40%				1	
<input type="checkbox"/>	70%				1	

4. Engineered Lumber or Steel Studs, Joists, Headers & Beams

<input type="checkbox"/>	a. 90% or More of All Floor & Ceiling Joists				1	
<input type="checkbox"/>	b. 90% or More of All Studs				2	
<input type="checkbox"/>	c. 90% or More of All Headers & Beams				2	

5. Optimal Value Engineering Framing

<input type="checkbox"/>	a. Studs at 24" Centers on Top Floor Exterior Walls &/or All Interior Walls				1	
<input type="checkbox"/>	b. Door & Window Headers Sized for Load				1	
<input type="checkbox"/>	c. Use Only Jack & Cripple Studs Required for Load				1	

6. Steel Framing

<input type="checkbox"/>	a. Mitigate Thermal Bridging by Installing Exterior Insulation (At Least 1-Inch of Rigid Foam)		2			
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7. Structural Insulated Panels (SIPs) Or Other Solid Wall Systems

a. SIPs Or Other Solid Wall Systems are Used for 80% of All:

<input type="checkbox"/>	Floors		2		2	
<input type="checkbox"/>	Walls		2		2	
<input type="checkbox"/>	Roofs		2		2	

8. Raised Heel Roof Trusses

<input type="checkbox"/>	a. 75% of All Roof Trusses Have Raised Heels		1			
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9. Insulation

<input type="checkbox"/>	a. All Ceiling, Wall & Floor Insulation is 01350 Certified OR Contains No Added Formaldehyde			1		
<input type="checkbox"/>	b. All Ceiling, Wall & Floor Insulation Has a Recycled Content of 50% or More				1	

10. Durable Roofing Options

<input type="checkbox"/>	a. Required: No Shingle Roofing OR All Shingle Roofing Has 3-Yr Subcontractor Guarantee & 20-Yr Manufacturer Warranty				R	
<input type="checkbox"/>	b. All Sloped Roofing Materials Carry a 40-Year Manufacturer Warranty				1	

11. Moisture Shedding & Mold Avoidance

<input type="checkbox"/>	a. Building(s) Include a Definitive Drainage Plane Under Siding				4	
<input type="checkbox"/>	b. ENERGY STAR Bathroom Fans are Supplied in All Bathrooms, Are Exhausted to the Outdoors & Are Equipped with Controls				1	
<input type="checkbox"/>	c. A Minimum of 80% of Kitchen Range Hoods Are Vented to the Exterior			1		

12. Green Roofs

<input type="checkbox"/>	a. A Portion of the Low-Slope Roof Area is Covered By A Vegetated or "Green" Roof					
<input type="checkbox"/>	25%	2				2
<input type="checkbox"/>	50% or More	2				2

D. SYSTEMS

Possible Points

1. Passive Solar Heating

<input type="checkbox"/>	a. Orientation: At Least 40% of the Units Face Directly South		2			
<input type="checkbox"/>	b. Shading On All South-Facing Windows Allow Sunlight to Penetrate in Winter, Not in Summer		1			
<input type="checkbox"/>	c. Thermal Mass: At Least 50% of the Floor Area Directly Behind South-Facing Windows is Massive		2			

2. Radiant Hydronic Space Heating

<input type="checkbox"/>	a. Install Radiant Hydronic Space Heating for IAQ purposes (No Forced Air) in All Residences			2		
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3. Solar Water Heating

<input type="checkbox"/>	a. Pre-Plumb for Solar Hot Water		1			
<input type="checkbox"/>	b. Install Solar Hot Water System for Preheating DHW		4			

4. Air Conditioning with Advanced Refrigerants

<input type="checkbox"/>	a. Install Air Conditioning with Non-HCFC Refrigerants	1				
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5. Advanced Ventilation Practices

Perform the Following Practices in Residences:

<input type="checkbox"/>	a. Infiltration Testing by a C-HERS Rater for Envelope Sealing & Reduced Infiltration		2			
<input type="checkbox"/>	b. Operable Windows or Skylights Are Placed To Induce Cross Ventilation (At Least One Room In 80% of Units)		1	1		
<input type="checkbox"/>	c. Ceiling Fans in Every Bedroom & Living Room OR Whole House Fan is Used		1			

6. Garage Ventilation

<input type="checkbox"/>	a. Garage Ventilation Fans Are Controlled by Carbon Monoxide Sensors (Passive Ventilation Does Not Count)			1		
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ENTER PROJECT NAME		Community	Energy	IAQ/Health	Resources	Water
7. Low-Mercury Lamps						
<input type="checkbox"/>	a. Low-Mercury Products Are Installed Wherever Linear Fluorescent Lamps Are Used				1	
<input type="checkbox"/>	b. Low-Mercury Products Are Installed Wherever Compact Fluorescent Lamps Are Used				2	
8. Light Pollution Reduction						
<input type="checkbox"/>	a. Exterior Luminaires Emit No Light Above Horizontal OR Are Dark Sky Certified	1				
<input type="checkbox"/>	b. Control light Trespass Onto Neighboring Areas Through Appropriate Fixture Selection & Placement	1				
9. Onsite Electricity Generation						
<input type="checkbox"/>	a. Pre-Wire for Photovoltaics & Plan for Space (Clear Areas on Roof & in Mechanical Room)				1	
b. Install Photovoltaics to Offset a Percent of the Project's Total Estimated Electricity Demand						
<input type="checkbox"/>	10%	2	2			
<input type="checkbox"/>	20%	2	2			
<input type="checkbox"/>	30% or more	2	2			
<input type="checkbox"/>	c. Educational Display is Provided in a Viewable Public Area	1				
10. Elevators						
<input type="checkbox"/>	a. Gearless Elevators Are Installed		1			
11. ENERGY STAR® Appliances						
a. Install ENERGY STAR Refrigerators in All Locations						
<input type="checkbox"/>	ENERGY STAR-Qualified		1			
<input type="checkbox"/>	ACEEE-Listed Refrigerators		1			
b. Install ENERGY STAR Dishwashers in All Locations						
<input type="checkbox"/>	All Dishwashers Are ENERGY STAR-qualified		1			
<input type="checkbox"/>	Residential-grade Dishwashers Use No More than 6.5 Gallons Per Cycle		1			1
<input type="checkbox"/>	c. Install ENERGY STAR Clothes Washers In All Locations		1			2
<input type="checkbox"/>	d. Install Ventless Natural Gas Clothes Dryers in Residences			1		
12. Central Laundry						
<input type="checkbox"/>	a. Central Laundry Facilities Are Provided for All Occupants				1	
13. Water-Efficient Fixtures						
<input type="checkbox"/>	a. All Showerheads Use 2.0 Gallons Per Minute (gpm) or Less		1			1
b. High-Efficiency Toilets Use 1.28 gpf or Less or Are Dual Flush						
<input type="checkbox"/>	In All Residences					3
<input type="checkbox"/>	In All Non-Residential Areas					3
c. Install High Efficiency Urinals (0.5 gpf or less) or No-Water Urinals Wherever Urinals Are Specified:						
<input type="checkbox"/>	Average flush rate is 0.5 gallons per flush or less					1
<input type="checkbox"/>	Average flush rate is 0.1 gallons per flush or less					1
d. Flow Limiters Or Flow Control Valves Are Installed on All Faucets						
<input type="checkbox"/>	Residences: Kitchen - 2.0 gpm or less		1			1
<input type="checkbox"/>	Non-Residential Areas: Kitchen - 2.0 gpm or less		0			0
<input type="checkbox"/>	Residences: Bathroom Faucets- 1.5 gpm or less		1			1
<input type="checkbox"/>	Non-Residential Areas: Bathroom Faucets - 1.5 gpm or less		0			0
<input type="checkbox"/>	e. Non-Residential Areas: Install Pre-Rinse Spray Valves in Commercial Kitchens - 1.6 gpm or less					1
14. Source Water Efficiency						
<input type="checkbox"/>	a. Use Recycled Water for Landscape Irrigation or to Flush Toilets/Urinals					2
<input type="checkbox"/>	b. Use Captured Rainwater for Landscape Irrigation or to Flush 5% of Toilets &/or Urinals					4
<input type="checkbox"/>	c. Water is Submetered for Each Residential Unit & Non-Residential Tenant					4

E. FINISHES AND FURNISHINGS		Possible Points				
1. Construction Indoor Air Quality Management						
<input type="checkbox"/>	a. Perform a 2-Week Whole Building Flush-Out Prior to Occupancy			1		
2. Entryways						
<input type="checkbox"/>	a. Provide Permanent Walk-Off Mats and Shoe Storage at All Home Entrances			1		
<input type="checkbox"/>	b. Permanent Walk-Off Systems Are Provided at All Main Building Entrances & In Common Areas			1		
3. Recycling & Waste Collection						
<input type="checkbox"/>	a. Residences: Provide Built-In Recycling Center In Each Unit				2	

ENTER PROJECT NAME

Community
Energy
IAQ/Health
Resources
Water

4. Use Low/No-VOC Paints & Coatings

a. Low-VOC Interior Paints (<50 gpl VOCs (Flat) and <150 gpl VOCs (Non-Flat))

☐ In All Residences

☐ In All Non-Residential Areas:

1

0

b. Zero-VOC: Interior Paints (<5 gpl VOCs (Flat))

☐ In All Residences

☐ In All Non-Residential Areas:

1

0

c. Wood Coatings Meet the Green Seal Standards for Low-VOCs

☐ In All Residences

☐ In All Non-Residential Areas:

2

0

d. Wood Stains Meet the Green Seal Standards for Low-VOCs

☐ In All Residences

☐ In All Non-Residential Areas:

2

0

5. Use Recycled Content Exterior Paint

☐ a. Use Recycled Content Paint on 50% of All Exteriors

1

6. Low-VOC Construction Adhesives

☐ a. Use Low-VOC Construction Adhesives (<70 gpl VOCs) for All Adhesives

1

7. Environmentally Preferable Materials for Interior Finish

Use Environmentally Preferable Materials for Interior Finish: A) FSC-Certified Wood, B) Reclaimed Lumber, C) Rapidly Renewable D) Recycled-Content or E) Finger-Jointed

a. Residences: At Least 50% of Each Material:

☐ i. Cabinets

1

☐ ii. Interior Trim

1

☐ iii. Shelving

1

☐ iv. Doors

1

☐ v. Countertops

1

b. Non-Residential Areas: At Least 50% of Each Material:

☐ i. Cabinets

0

☐ ii. Interior Trim

0

☐ iii. Shelving

0

☐ iv. Doors

0

☐ v. Countertops

0

8. Reduce Formaldehyde in Interior Finish Materials

Reduce Formaldehyde in Interior Finish Materials (Section 01350) for At Least 50% of Each Material Below:

a. Residences:

☐ i. Cabinets

1

☐ ii. Interior Trim

1

☐ iii. Shelving

1

☐ iv. Subfloor

1

b. Non-Residential Areas:

☐ i. Cabinets

0

☐ ii. Interior Trim

0

☐ iii. Shelving

0

☐ iv. Subfloor

0

9. Environmentally Preferable Flooring

Use Environmentally Preferable Flooring: A) FSC-Certified or Reclaimed Wood, B) Rapidly Renewable Flooring Materials, C) Recycled-Content Ceramic Tiles, D) Exposed Concrete as Finished Floor or E) Recycled-Content Carpet. Note: Flooring Adhesives Must Have <50 gpl VOCs.

a. Residences:

☐ i. Minimum 15% of Floor Area

1

☐ ii. Minimum 30% of Floor Area

1

☐ iii. Minimum 50% of Floor Area

1

☐ iv. Minimum 75% of Floor Area

1

b. Non-Residential Areas:

☐ i. Minimum 15% of Floor Area

0

☐ ii. Minimum 30% of Floor Area

0

☐ iii. Minimum 50% of Floor Area

0

☐ iv. Minimum 75% of Floor Area

0

10. Low-Emitting Flooring

☐ a. Residences: Flooring Meets Section 01350 or CRI Green Label Plus Requirements (50% Minimum)

1

☐ b. Non-Residential Areas: Flooring Meets Section 01350 or CRI Green Label Plus Requirements (50% Minimum)

0

ENTER PROJECT NAME		Community	Energy	IAQ/Health	Resources	Water
11. Durable Cabinets						
Install Durable Cabinets in All:						
<input type="checkbox"/>	a. Residences				1	
<input type="checkbox"/>	b. Non-Residential Areas				0	
12. Furniture & Outdoor Play Structures						
<input type="checkbox"/>	a. Play Structures & Surfaces Have an Overall Average Recycled Content Greater Than 20%				1	
<input type="checkbox"/>	b. Environmentally Preferable Exterior Site Furnishings				1	
<input type="checkbox"/>	c. At Least 25% of All newly Supplied Interior Furniture has Environmentally Preferable Attributes			1		
13. Vandalism Deterrence						
<input type="checkbox"/>	a. Project Includes Vandalism Resistant Finishes and Strategies	1				

F. OTHER		Possible Points				
1. Incorporate GreenPoint Checklist in Blueprints						
<input checked="" type="checkbox"/>	a. Required: Incorporate GreenPoint Checklist in Blueprints	Y				
2. Operations & Maintenance Manuals						
<input type="checkbox"/>	a. Provide O&M Manual to Building Maintenance Staff		1			
<input type="checkbox"/>	b. Provide O&M Manual to Occupants		1			1
3. Transit Options						
<input type="checkbox"/>	a. Residents Are Offered Free or Discounted Transit Passes	2				
4. Educational Signage						
<input type="checkbox"/>	a. Educational Signage Highlighting & Explaining the Project's Green Features is Included	1				
5. Vandalism Management Plan						
<input type="checkbox"/>	a. Project Includes a Vandalism Management Plan for Dealing with Disturbances Post-Occupancy	1				
6. Innovation: List innovative measures that meet the green building objectives of the Multifamily Guidelines. Enter up to a 4 Points in each category. Points will be evaluated by local jurisdiction or GreenPoint rater.						
0	Innovation in Community : Enter up to 4 Points at left. Enter description here					
0	Innovation in Energy : Enter up to 4 Points at left. Enter description here					
0	Innovation in IAQ/Health : Enter up to 4 Points at left. Enter description here					
0	Innovation in Resources : Enter up to 4 Points at left. Enter description here					
0	Innovation in Water : Enter up to 4 Points at left. Enter description here					

Summary						
Points Achieved from Specific Categories		0	0	0	0	0
Current Point Total		0				
<p>Project has not yet met the recommended minimum requirements</p> <ul style="list-style-type: none"> - Total Project Score of At Least 50 Points - Minimum points in specific categories: Community (6), Energy (30), IAQ/Health (5), Resources (6), Water (3) - Required measures B. 1a, C. 10a, and/or F. 1a 						